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Building Committee Minutes 02-06-2001

PERMANENT TOWN BUILDING COMMITTEE
REGULAR MEETING
TUESDAY, FEBRUARY 6, 2001

PRESENT: John Cole, Chairman Phillip Farrington
 William Shea, Vice Chair Charles Stretton
 Thomas Caccavaro Martin Thrope
ABSENT: Richard Bento Robert Juusola
 Kathleen Donovan

PARTICIPANTS: Dick Madonia, Project Manager
 Richard O'Dwyer, ICON Architectural
 Dan Kelly, Bonfatti Project Manager
 Gerald Carmody, Hardy Principal

CALL TO ORDER: 7:30 p.m.

HARDY PROJECT UPDATE

The chairman reported on yesterday's site meeting at the Hardy attended by himself, Mr. Caccavaro, Mr. O'Dwyer, and Mr. Kelly. It was indicated at that meeting that there were some critical issues which could have a negative impact to the project schedule. There were six critical issues to be addressed:

- redesign of the kitchen
- electrical service to the site which is a major issue for getting the elevator in service
- elevator
- revisions to the locker layout
- cabinet redesign
- fire alarm

When Mr. Kelly reviewed his schedule and bumped up his time frames based on some of the delays in the past two months, he came up with a date somewhere in mid-September. He was asked to look at it again to see if some of those time frames could be adjusted to get the schedule back to the July 15th completion date. That is the goal at this point. The other issue is that Mr. Kelly has asked the committee's help to expedite designs on change orders and proposed change orders that are potentially slowing down the subcontractors. Mr. Kelly suggested that there may be an additional cost involved with an accelerated schedule.

The committee reviewed each of the critical issues related to the schedule delay.

- Kitchen – There was a change of some equipment (some was taken out and some put in). Mr. Thrope spoke about the fact that two years ago they were redesigning the Brackett kitchen, last year the Bishop, and now the Hardy. He felt that if equipment was changed at Bishop a year ago then changes to the Hardy kitchen design should have been made at that time. Mr. Carmody responded that it seemed as though people were not contacted in a timely manner to address the issue. In view of these past issues, the chairman has asked that Ms. Donovan have the Food Service Director review the Peirce kitchen drawings before going to bid.

- Elevator – The electrical service is related to the elevator. Mr. Madonia will contact Edison. Mr. Kelly said that the elevator shaft is built, but the elevator cannot be scheduled because they do not have the required 3-phase power from the electrical service.

- Lockers – The architect does have a layout with which Mr. Carmody is comfortable.

- Cabinets – According to Mr. O'Dwyer, that issue is still in Tavares' hands. Mr. Kelly met with Tavares last week and was promised a set of drawings within a week. The drawings have not been received as yet. Mr. Shea will call Manny Tavares.

- Fire Alarm – An agreement on the pricing for the fire alarm has been received.

HARDY BUDGET

The committee did an item-by-item review of the *Change Request Log* as submitted by Mr. Kelly. Many of the items were approved for inclusion in change order no. 9. After a lengthy discussion of the additional items to be included in the project budget, Mr. Thrope estimated the total additional cost of the project at \$1,250,000. An additional \$30,000 will be carried for general conditions.

FINAL DISCUSSION

It was noted by Mr. Shea that when the PTBC goes to Town Meeting and advises them about the determination made by the Department of Revenue indicating that the increased Peirce project costs could be passed to the town under the debt exclusion that the committee should also be prepared to say that the town would also bear the additional Hardy costs as well. The committee authorized Mr. Shea to ask Town Counsel to write a letter to the MA Department of Revenue requesting a similar determination on the Hardy building project.

ADJOURNMENT

The meeting was adjourned at 10:50 p.m.

Respectfully submitted,

Marie Carroll